

**Town Library Boiler replacement  
182 Whisconier Road  
Brookfield Connecticut, 06804**

**Bid Documents Dated August 28, 2014**

**Project Description and Equipment Specifications:**

- The project to consist of the removal of two existing cast iron oil fired boilers, piping and related equipment as well as fuel oil lines, flue piping, controls and thermostats.
- Contractor to install (2) Triangle Tube Prestige Solo PT 250 gas fired high efficiency condensing boilers with conversion kit to burn propane fuel. Installation to include all necessary header piping for primary/secondary pumping with injection tees. All piping shall be copper and modified to supply existing heating coils on two air handling units. Installation to include all electrical power wiring as well as any necessary control wiring for complete system operation.
- Supply (2) Grundfos 25 GPM boiler primary injection pumps.
- Supply (2) Grundfos Alpha VFD pumps for secondary hot water coil supply.
- Supply (1) 62 gallon ASME expansion tank.
- Piping to include all necessary pump isolation valves, flanges and fittings as well as pressure relief valves, Spirovent air separator, combination feed water/ backflow prevention devices and condensate pump.
- Provide piping configuration from boilers with isolation valves for future connection of a separate zone pump to supply an indirect domestic hot water heater.
- Provide necessary PVC piping for combustion air supply and exhaust venting from boilers. This shall include any core drilling to the outside for piping penetration on supply air as well as installation and any bracing through interior box out for vent penetration through roof.
- Provide all piping for gas supply from outside propane tank service regulator to burner connections. Propane tank installation and supply service piping up to building stub out provided by others.
- Provide (2) Honeywell Vision Pro thermostats with REDLINK as well as REDLINK gateway device to provide an internet interface for remote monitoring and scheduling purposes.

- Any permits, pressure testing of gas supply and equipment specifications shall be adhered to according to manufacturer as well as building code requirements.

**Workmanship:**

- All work shall conform to the manufacturer's specifications and local and state building codes
- All work to be done in a professional workmanlike manor in accordance with OSHA, local, state and federal laws ordinances and regulations.

**Permits:**

- Permits are the responsibility of the contractor. Fees will be waived by the town.

**System Start Up:**

- After all of the equipment is installed the contractor will be responsible for the system start up and testing to be sure that all of the new equipment and controls are working properly. This start up should be coordinated with the town to assure that it understands how to operate the equipment and to verify that it is all working properly. Final payment will not be made until this is done and verified.
- A project "owners" manual detailing all of the equipment with maintenance and operating instructions will be supplied to the town after the project is complete.

**Guarantee:**

- All workmanship will be guaranteed by the installer for one (1) year from the date of startup and acceptance by the Town of Brookfield.

**Payment:**

- Payment will be made on a monthly basis and as follows:
  1. 80% after the equipment is installed.

2. 10% after start up, training and verification
3. 10% after 30 days of operation.

**Equipment Rebates:**

- Obtain the necessary forms and information from the appropriate utility company and assist the town in preparing and submitting them in order to maximize its rebate. The rebate should go directly to the town of Brookfield.

**Mandatory Pre-bid Meeting:**

A mandatory pre-bid meeting will take place on **September 4, 2014** at the town Library at 182 Whisconier Road at **10:00 AM**. At that time we will walk through the building. We will show the existing equipment and go over the building layout. We will also answer any questions you have in respect thee the work, building and task described.

**Contact Information:**

Any questions about this project can be directed to Ralph Tedesco, Director of Public Works for the Town of Brookfield.

Address: Brookfield Town Hall, 100 Pocono Rd., Brookfield CT 06804

Telephone: 203-775-7318

E-mail: [RTedesco@BrookfieldCT.gov](mailto:RTedesco@BrookfieldCT.gov)

**Bid Due Date: September 12, 2014**

Sealed bids should be submitted to Ralph Tedesco at the address listed above prior to **September 12, 2014 at 10AM** when they will be publicly opened. The Town of Brookfield may request references for similar scope and size heating installations successfully completed within the past few years. The Town also reserves the right to disqualify any bidder for any reason. List the name of the project on the exterior of the sealed envelope. Faxed or e-mailed bids are not acceptable.



## **BID FORM**

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Fill out this bid form completely and sign it. It is the town of Brookfield's intent to award this job as a complete package based on the total combined bid, but the town will reserve its right to award the job in sections to multiple contractors if it deems it appropriate. Failure to complete all of the requested information may result in disqualification. The town reserves the right to disqualify any bidder for any reason.

**For all tools, labor, equipment, materials, incidentals etc. required to perform the project scope as indicated in the "Bid Documents" dated August 28, 2014 for the same project.**

**\$\_\_\_\_\_ Total Bid**

**Written Bid:**

\_\_\_\_\_  
\_\_\_\_\_

**Name of Firm:**

\_\_\_\_\_

**Address of Firm:**

\_\_\_\_\_

**Name of Representative (printed):**\_\_\_\_\_

**Name of Representative (signed):**\_\_\_\_\_ **Date:** \_\_\_\_\_

**Phone:** \_\_\_\_\_

**E-mail:** \_\_\_\_\_

**Company Seal:**

